

141.0

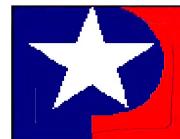
0005

0006.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,338,300 / 1,338,300
USE VALUE: 1,338,300 / 1,338,300
ASSESSED: 1,338,300 / 1,338,300
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
248		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: THERIAULT KENNETH B/MARIE	
Owner 2: TRS/GRAY ST 248 REALTY TRUST	
Owner 3:	

Street 1: 248 GRAY ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: THERIAULT KENNETH B -	
Owner 2: THERIAULT MARCIE A -	

Street 1: 248 GRAY ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .222 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1904, having primarily Aluminum Exterior and 2642 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

o		Sewer		
n		Electri		

Census:		Exempt		
Flood Haz:				

D		Topo	2	Above Stree
s		Street		

t		Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	9675	Sq. Ft.	Site	0	80.	0.73	9										568,201						568,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9675.000	761,000	9,100	568,200	1,338,300		90911
							GIS Ref
							GIS Ref
							Insp Date
							10/28/08
							10/28/08
							10/28/08

PREVIOUS ASSESSMENT								Parcel ID	141.0-0005-0006.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	761,000	9100	9,675.	568,200	1,338,300	Year end	12/23/2021	
2021	101	FV	740,100	9100	9,675.	568,200	1,317,400	Year End Roll	12/10/2020	
2020	101	FV	740,100	9100	9,675.	568,200	1,317,400	Year End Roll	12/18/2019	
2019	101	FV	552,200	9100	9,675.	532,700	1,094,000	1,094,000 Year End Roll	1/3/2019	
2018	101	FV	552,200	9100	9,675.	440,400	1,001,700	1,001,700 Year End Roll	12/20/2017	
2017	101	FV	552,200	9100	9,675.	404,800	966,100	966,100 Year End Roll	1/3/2017	
2016	101	FV	552,200	9100	9,675.	369,300	930,600	930,600 Year End	1/4/2016	
2015	101	FV	515,100	9100	9,675.	362,200	886,400	886,400 Year End Roll	12/11/2014	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THERIAULT KENNE	51806-23		10/20/2008	Family		1	No	No	
COTTAREL GUILLA	37693-360		1/16/2003		754,500	No	No		
STERN LYNNELL E	28689-423		6/10/1998		399,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/21/2018	664	Redo Bat	12,242	C					5/29/2012	Info Fm Prmt	BR	B Rossignol
10/11/2011	1274	Redo Bat	18,500	C					5/27/2010	Info Fm Prmt	BR	B Rossignol
2/1/2010	66	Add Bath	52,800	C					10/28/2008	Meas/Inspect	355	PATRIOT
3/16/2006	175	Re-Roof	13,595	C	G7	GR FY07			4/18/2003	MLS	MM	Mary M
5/5/2005	378	Manual	2,000	C					11/10/1999	Meas/Inspect	243	PATRIOT
8/5/2004	702	Manual	1,000	C					2/17/1998		PM	Peter M
9/5/2003	755	Porch	2,000	C								

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION

Type:	15 - Old Style	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Very Good	SUBDIVISION FEB 1998 NEW LOT SZ 9675 SF.
A Bath:	1	Rating: Very Good	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Good	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 8	BRs: 4	Baths: 2 HB: 1

GENERAL INFORMATION

Grade:	B - Good
Year Blt:	1904
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G13
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 4.6 %

CALC SUMMARY

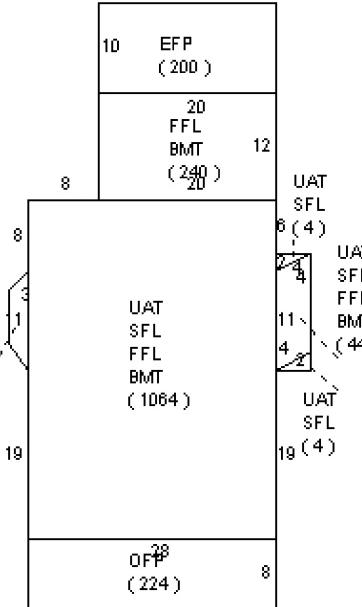
Basic \$ / SQ:	135.00
Size Adj.:	1.06999993
Const Adj.:	0.99989998
Adj \$ / SQ:	144.436
Other Features:	142000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	797661
Depreciation:	36692
Depreciated Total:	760968

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:	1.00		Before Depr:	192.10
Special Features:	0		Val/Su Net:	166.38
Final Total:	761000		Val/Su SzAd	304.40

COMMENTS

SUBDIVISION FEB 1998 NEW LOT SZ 9675 SF.											

SKETCH**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20X27	G	AV	1934	26.99	T	40	101			8,700			8,700
19	Patio	D	Y	1	8X30	A	FR	1960	3.81	T	51	101			400			400

PARCEL ID 141.0-0005-0006.A

Total: 9,100

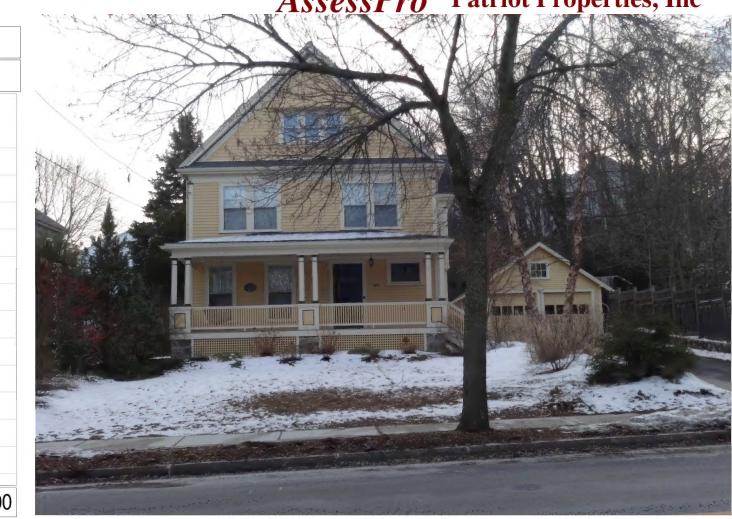
Total Special Features: 9,100

More: N

Total Yard Items: 9,100

Total: 9,100

Total: 9,100

IMAGE**AssessPro Patriot Properties, Inc**